RNI No. MAHBIL /2009/37831

सत्यमेव जयते

महाराष्ट्र शासन राजपत्र

असाधारण भाग चार-ब

वर्ष ११, अंक १०९] गुरूवार, जुलै ३१, २०२५/श्रावण ९, शके १९४७ [पृष्ठे ३ , किंमत : रुपये ९.००

असाधारण क्रमांक २८०

प्राधिकृत प्रकाशन

महाराष्ट्र शासनाने महाराष्ट्र अधिनियमांन्वये तयार केलेले

(भाग एक, एक-अ आणि एक-ल यांमध्ये प्रसिद्ध केलेले नियम व आदेश यांव्यतिरिक्त) नियम व आदेश.

REVENUE AND FOREST DEPARTMENT,

Mantralaya, Mumbai 400 032, Dated 31st July, 2025.

NOTIFICATION

THE MAHARASHTRA TENANCY AND AGRICULTURAL LANDS ACT,1948.

No. TNC-2015/C.R.132/J-1.—Whereas, M/s. Navkar Corporation Ltd. has preferred an application to the State Government for notifying the lands mentioned in the schedule appended hereto (hereinafter referred to as "the said area") under the clause (*b*) of sub-section (*1*) of section 88 of The Maharashtra Tenancy and Agricultural Lands Act, 1948 (Bom LXVII of 1948) as being reserved for permissible non-agricultural development;

And Whereas, the Government of Maharashtra considers it expedient to specify the said area as being reserved for permissible non-agricultural development under clause (*b*) of sub-section (*1*) of section 88 of the said Act.

Now, therefore, in exercise of the powers conferred by clause (*b*) of sub-section (*1*) of section 88 of the Maharashtra Tenancy and Agricultural Lands Act, 1948 (Bom LXVII of 1948) and of all other powers enabling it on that behalf, the Government of Maharashtra hereby specifies the said area as being reserved for permissible non-agricultural use according to the applicable Development Control Regulations (D.C.R.), prepared under the Maharashtra Regional and Town planning Act, 1966 (Mah. XXXVII of 1966), subject to the following terms and conditions, namely :–

1. The land holder shall use the said land invariably only for intended development for residential / commercial/ Industrial purposes permissible under prevailing statutory provisions by respective planning authorities / competent authorities.

2. The land holder shall pay the unearned income/Nazarana to the Government as per the tenure of land, if applicable. The land holder shall pay the unearned income since lands shall be used for the non-agricultural purpose according to the applicable Development Control Regulations. The Collector, Raigad shall verify the same as per the land record.

3. The applicant shall be responsible if any dispute arises in respect of the ownership of the land purchased by them. The applicant shall be responsible for ascertaining and confirming the status of purchased land.

4. The land holder shall obtain all the requisite permissions from the appropriate authorities under all the relevant Acts applicable to the lands included in the schedule appended hereto.

5. The land holder shall obtain all necessary prior permissions under the relevant Forest Laws and Environmental Laws from the competent authorities in respect of the land included in the schedule hereto.

6. If it comes to notice that there is violation of the Maharashtra Agricultural Lands (Ceiling of Holdings) Act, 1961, the Maharashtra Tenancy and Agricultural Lands Act, 1948, the Maharashtra Prevention of Fragmentation and Consolidation of holdings Act, 1947, Environment (Protection) Act, 1986, Indian Forest Act, 1927, Forest (Conservation) Act, 1980 and such other land related laws, the Collector, Pune shall immediately take necessary action in that regard.

7. The terms and conditions mentioned above and also those laid down by the Collector, Raigad shall be binding on the applicant companies.

8. If any land in the area specified in the Schedule belongs to a person belonging to the Scheduled Tribes, necessary prior permission of the Collector or the state Government, as the case may be, shall be obtained trust under the provisions of section 36 & 36A of The Maharashtra Land Revenue Code, 1966 (Mah. XLI of 1966) before purchasing such land.

Schedule

Village Narpoli, Taluka Panvel, District Raigad

Sr. No.	District	Taluka	Village	Gat No.	Hissa No.	Area in H.R.
1	2	3	4	5	6	7
1	Raigad	Panvel	Narpoli	6	2	0-16-4 of 0-15-4
2	Raigad	Panvel	Narpoli	8	1	0-58-0
3	Raigad	Panvel	Narpoli	8	5अ	0-25-9 of 0-22-4
4	Raigad	Panvel	Narpoli	8	6अ	0-15-6 of 0-08-1
5	Raigad	Panvel	Narpoli	9	0	0-65-0
6	Raigad	Panvel	Narpoli	13	1	0-16-0
7	Raigad	Panvel	Narpoli	13	2	0-37-0
8	Raigad	Panvel	Narpoli	22	1	0-25-5
9	Raigad	Panvel	Narpoli	22	2	0-05-8
10	Raigad	Panvel	Narpoli	22	3 अ	0-10-2
11	Raigad	Panvel	Narpoli	22	4 अ	0-00-6
12	Raigad	Panvel	Narpoli	22	5	0-07-3
13	Raigad	Panvel	Narpoli	24	0	0-14-7
14	Raigad	Panvel	Narpoli	26	0	0-17-0
15	Raigad	Panvel	Narpoli	27	2 (1)	0-24-0

Sr. No.	District	Taluka	Village	Gat No.	Hissa No.	Area in H.R.
1	2	3	4	5	6	7
16	Raigad	Panvel	Narpoli	27	2 (2)	0-25-0
17	Raigad	Panvel	Narpoli	29	0	0-25-0
18	Raigad	Panvel	Narpoli	30	0	0-27-0
19	Raigad	Panvel	Narpoli	31	1	0-09-0
20	Raigad	Panvel	Narpoli	31	2	0-13-0
21	Raigad	Panvel	Narpoli	31	3	0-13-0
22	Raigad	Panvel	Narpoli	31	5	0-27-0
23	Raigad	Panvel	Narpoli	31	8	0-11-0
24	Raigad	Panvel	Narpoli	31	9	0-34-0
25	Raigad	Panvel	Narpoli	31	10	0-32-0
26	Raigad	Panvel	Narpoli	31	12	0-35-0
27	Raigad	Panvel	Narpoli	33	0	0-08-0
28	Raigad	Panvel	Narpoli	35	1	0-04-0
29	Raigad	Panvel	Narpoli	35	2	0-21-3
30	Raigad	Panvel	Narpoli	36	1 अ	0-21-7
31	Raigad	Panvel	Narpoli	70	अ	0-10-0
32	Raigad	Panvel	Narpoli	71	0	0-24-0
33	Raigad	Panvel	Narpoli	72	0	0-22-0
34	Raigad	Panvel	Narpoli	73	अ	0-21-0
35	Raigad	Panvel	Narpoli	74	0	0-36-2
36	Raigad	Panvel	Narpoli	77	2 अ	0-97-3
37	Raigad	Panvel	Narpoli	77	3	0-11-4
38	Raigad	Panvel	Narpoli	77	5	0-08-3
Total						**8-63-2**

By order and in the name of the Governor of Maharashtra,

SANJAY DHARURKAR,
Deputy Secretary to Government.

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